

VALUE FOR MONEY DETACHED FAMILY HOME

**2 ROWAN COURT
ROCESTER
ST14 5DA**



PRICE: O/A £210,000

Cul de sac location in sought after village

DESCRIPTION

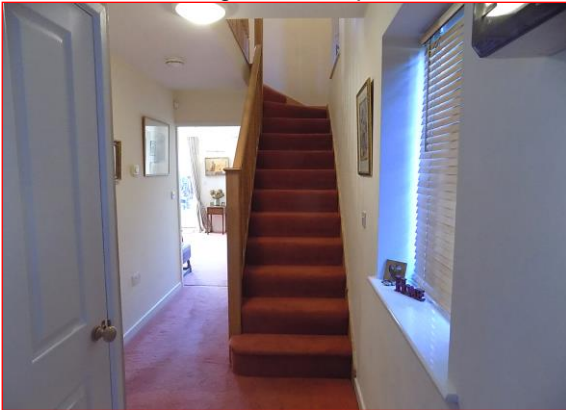
This modern, detached family property offers most pleasantly appointed, gas centrally heated and sealed unit double glazed, three-bedroomed accommodation. Situated in a head of cul de sac position within the village of Rocester which boasts a good range of local facilities and is itself convenient for ready access to the A50 trunk road the property is ideal for occupation by the growing family.

Briefly comprising reception hall with cloakroom, spacious sitting room, fitted dining kitchen, three bedrooms and large bathroom the property has the benefit of an adjacent single garage and a very pleasant, well stocked private and enclosed rear garden.

Early viewing is highly recommended.

ACCOMMODATION

A tiled canopy porch with courtesy light shelters the sealed unit double glazed and panelled front door to



Reception Hall having staircase to first floor level, upvc sealed unit double glazed side window and single panel central heating radiator.

Guest Cloakroom having low flush wc and wall mounted wash hand basin in white with tiled splash back. Sealed unit double glazed upvc window and single panel central heating radiator.



Sitting Room 14'9" x 13' [4.49m x 3.96m] having corniced ceiling, sealed unit double glazed windows to both side and rear and further double opening, sealed unit double glazed French doors to the rear garden. Feature polished marble fireplace with timber surround and fitted decorative fuel effect electric fire. Inbuilt storage cupboard.



Dining Kitchen 12'8" x 8'7" [3.86m x 2.61m] having upvc sealed unit double glazed window to the front and double panel central heating radiator. The kitchen is comprehensively fitted with a good range of base and wall cupboards with matching drawer bank and ample round edge work surfaces having ceramic tiled splash backs. Inset single drainer one and a half bowl sink unit with mixer tap, appliance space with plumbing for automatic washing machine, integrated dishwasher and integrated Zanussi electric oven with Cook and Lewis four burner ceramic hob and extractor hood over. Two wine bottle storage racks.

Staircase off to first floor level with semi galleried landing and sealed unit double glazed window. Inbuilt boiler cupboard having wall mounted gas fired Baxi boiler for domestic hot water and central heating with a cupboard providing additional storage. Loft access hatch with fitted aluminium loft ladder leads to the partially boarded roof space.

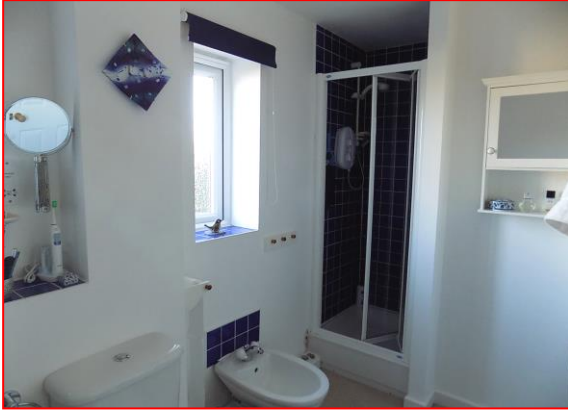


Bedroom One (rear double) being 'L' shaped having maximum measurements of 12'8" x 10'2" [3.83m x 3.09m] with single panel central heating radiator, two sealed unit double glazed windows and inbuilt double opening wardrobe with fitted shelf and hanging rail.



Bedroom Two (front) 9' x 7'5" [2.74m x 2.26m] with sealed unit double glazed window and single panel central heating radiator.

Bedroom Three (front) 8'6" x 7' [2.59m x 2.13m] with sealed unit double glazed window and single panel central heating radiator.



Bathroom a very good sized room with contemporary five-piece suite in white comprising panelled bath, pedestal wash hand basin, low flush wc, bidet and fully tiled shower cubicle with sliding, folding glazed shower screen and electric shower control. Single panel central heating radiator, two upvc sealed unit double glazed windows. There are further ceramic tiled splash backs to the bath, wash hand basin and bidet.



OUTSIDE

The property occupies a very private and secluded, head of cul de sac position with an easily managed primarily lawned front garden having planted beds and borders. The tarmac driveway provides car standing and leads to the brick and tile garage with roller door, electric light and power connected.

To the side a pedestrian access leads to the rear of the property where there is a good sized, private enclosed primarily lawned rear garden with well stocked and planted evergreen, shrub and flower borders and small paved patio terrace.

SERVICES

It is understood that all mains services are connected.

FIXTURES & FITTINGS

Other than those fixtures and fittings specifically referred to in these sales particulars no other fixtures and fittings are included in the sale. No specific tests

have been carried out on any of the fixtures and fittings at the property.

TENURE

The property is understood to be held freehold but interested parties should note that this information has not been checked and that they should seek verification from their own solicitor.

COUNCIL TAX

For Council Tax purposes the property is in East Staffordshire band C.

EPC RATING D.

VIEWING

Strictly by prior appointment with the sole agents Messrs Fidler-Taylor & Co on 01335 346246.

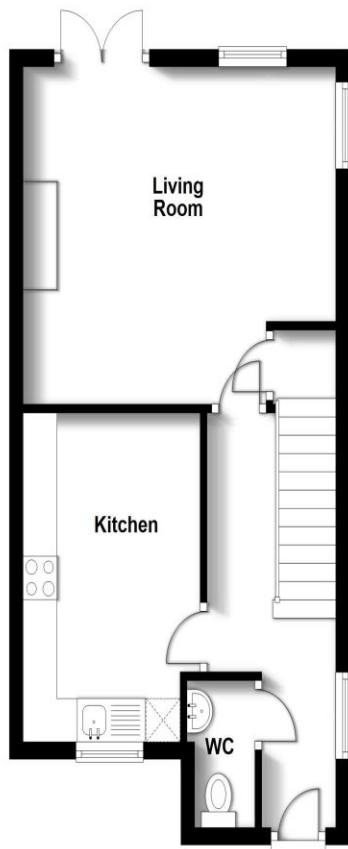
DIRECTIONS

From Ashbourne Rocester is best approached via the A515 Sudbury road. From Ashbourne town centre take the A515 for about six miles and then at the village of Cubley turn right signposted Rocester and Marston Montgomery and continue along following the signs for Rocester for about four miles and pass over the River Dove and the JCB Academy on the right. Continue into the centre of the village and at the small island bear right again. Proceed along and Rowan Court is on the righthand side.

Ref: FTA2218

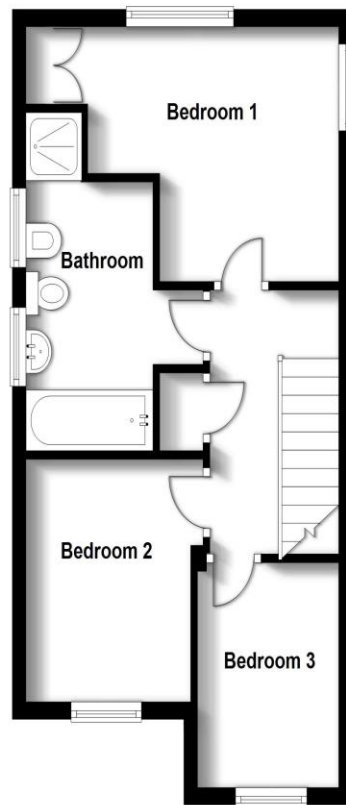
Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 75.7 sq. metres (815.3 sq. feet)

2 Rowan Court, Rowcester, Staffordshire, ST14 5DA

www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.